

House Rules of Frankfurt am Main Studentenwerk

Part of the rent agreement, subject to § 5 of the rent agreement / As of: June 2012

WHEREAS

Living together in the residence requires the occupants to be especially considerate of each other. Any kind of annoyance for the co-residents should be avoided.

The proprietor and tenant shall uphold the domestic peace and respect each other. It is important to note that any severe breach of this commitment shall constitute termination of the agreement without notice by either party.

The purpose of these house rules is to maintain order in the residence and to regulate use of the common facilities. Tenants shall take notice of and adhere to these house rules.

The proprietor may only amend the house rules if deemed necessary due to important reasons of maintaining order or for management reasons. The proprietor will inform the tenant of such amendment to the house rules.

I. Noise Control

1. Avoidable noise unnecessarily disturbs local residents and neighbours. Therefore it is not permitted to play a musical instrument during the general rest periods from 1 to 3 pm and 8 pm to 7 am.
2. The volume of televisions, radios and audio devices should be adjusted to room level. Co-residents and neighbours must not be disturbed if such devices are used outside (on balconies, loggias, etc.)
3. Out of consideration to the other residents, baths and showers should not be used between 10 pm and 6 am.
4. Special festivities that extend beyond 10 pm should be held in the dedicated common rooms and be announced to other residents in due time. We also recommend that you inform the neighbours about such festivities in due time. The common rooms must be cleaned after use.

II. Security

1. For the safety of the residents the main door and basement entrances should be locked at all times.
2. The entrances to the house and the yard, staircases and corridors can only function as an emergency escape route if they are kept clear. They must not be blocked by parked vehicles or be obstructed by bicycles, motorcycles, pushchairs, furniture, bulky refuse, boxes, etc.

No posters may be attached or waste bags deposited in public areas due to fire safety regulations.

3. The fire doors must be closed at all times in order to create fire zones in case of a fire. Wedging the doors open compromises this protective measure and should be avoided.
4. It is not permitted to store or decant combustible, easily inflammable, explosive, acidic or odorous materials inside the residence or on its premises.
5. Mainova or the Facility Manager should be informed immediately in the event of any leaks or other faults of the gas and water pipelines. If a smell of gas is discovered you must not enter the room holding an open flame (candle or lighter). Electric switches must not be actuated and any windows should be opened.
6. Use of barbecue grills is not permitted on balconies, loggias and on sites adjacent to the building if solid or liquid fuels are used.

III. Cleaning / Ventilation

1. Tenants must regularly clean their tenements themselves.
2. In apartments, shared and self-contained flats the tenants must also regularly clean the kitchen, sanitary facilities and corridor themselves.
3. The common rooms and public thoroughfares of the residential units without a kitchen or sanitary facilities are cleaned regularly by employees of the proprietor. No items, including shoes and doormats, should be left on the corridors to ensure that the cleaners are not obstructed while working.
4. The residential units and flats should be kept free from vermin. Any occurrence should be reported to the Facility Manager immediately.
5. Recyclables and waste must be sorted and disposed of in the dedicated containers.
6. Home and kitchen waste, sanitary towels, etc. must not be disposed of in the toilets or basins.
7. The tenements must be heated and ventilated sufficiently during the cold season. Ventilation is accomplished best by briefly opening the windows fully. Windows that are permanently left only a gap wide open do not improve ventilation but increase the energy consumption and consequently raise the utility costs that must be paid for by all tenants.
8. If the outside temperature drops below the freezing point appropriate steps should be taken to prevent the sanitary and heating facilities from freezing.

IV. Smoking

1. For the comfort and safety of non-smokers smoking is strictly prohibited inside the entire building and in all common rooms.

V. Miscellaneous

1. The instructions/regulations for use and/or special notices apply to all common facilities. Schedules should be noted if provided.
2. Lifts may only be used by infants if they are accompanied by an adult. The lifts may only be used to transport heavy goods if the maximum permissible load weight is not exceeded and if such use does not withdraw the lifts from public service for an excessively long period of time.
3. The proprietor has attached a sticker stating "No Adverts or Free Newspapers" (*Keine Werbung und kostenlose Zeitungen*) to all letterboxes. If a tenant should explicitly wish to receive such advertisements and free newspapers he/she may remove this sticker.
4. Use of the common, washing and drying facilities is at your own risk. No liability shall be accepted for replacement of damaged or destroyed items unless it is the fault of the proprietor or his vicarious agent, whereby such liability shall be restricted to wilful intent and gross negligence. Tenants should treat the facility with due care. In the event of a fault it should be deactivated immediately and the responsible Facility Manager should be notified.
5. The residents' community may decide on a charter to regulate their living together in the accommodation. Such a charter and subsequent amendments thereto shall require approval by the proprietor to become effective.